012.A	0001	0021.2	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card /	Total Parcel
APPRAISED:	814,400 /	814,400
USE VALUE:	814,400 /	814,400
ASSESSED:	814,400 /	814,400

PROPERTY LOCATION

No	Alt No	Direction/Street/City
21		PONDVIEW RD, ARLINGTON

OWNERSHIP

Unit #: 2

Owner 1:	BAZIN MARC J ETAL/ TRUSTEES
Owner 2:	BAZIN/LACHEY 2021 REVOCABLE
Owner 3:	INTER VIVOS TRUST
Street 1:	99 TOWER RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: N
Postal:	01773 Type:

PREVIOUS OWNER

Owner 1:	BAZIN MARC -
Owner 2:	LACHEY JENNIFER L -
Street 1:	99 TOWER RD
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773

NARRATIVE DESCRIPTION

This parcel contains . Sq. Ft. of land mainly classified as Condo with a Condo Conv Building built about 1923, having primarily Wood Shingle Exterior and 2697 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 6 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
102	0.000	811,300	3,100		814,400
Total Card	0.000	811,300	3,100		814,400
Total Parcel	0.000	811,300	3,100		814,400

Source: Market Adj Cost | Total Value per SQ unit /Card: 301.97 | /Parcel: 301.97

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct	280090
GIS Ref	
GIS Ref	
Insp Date	07/26/18

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID 012.A-0001-0021.2

!15360!

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	102	FV	811,300	3100	.		814,400		Year end	12/23/2021
2021	102	FV	787,300	3100	.		790,400		Year End Roll	12/10/2020
2020	102	FV	775,200	3100	.		778,300	778,300	Year End Roll	12/18/2019
2019	102	FV	683,700	3100	.		686,800	686,800	Year End Roll	1/3/2019
2018	102	FV	604,200	3100	.		607,300	607,300	Year End Roll	12/20/2017
2017	102	FV	550,400	3100	.		553,500	553,500	Year End Roll	1/3/2017
2016	102	FV	537,700	3100	.		540,800	540,800	Year End	1/4/2016
2015	102	FV	488,800	3100	.		491,900	491,900	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	20:37:45

LAST REV

Date	Time
03/04/21	13:56:18

mmcmakin

USER DEFINED

Prior Id # 1:	9323
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 15360

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
BAZIN MARC,	77018-557	2	2/22/2021	Convenience	1	No	No		
MANNINEN JAIMEE	53886-34		11/23/2009		456,000	No	No		
BRADLEY JAMES F	48229-304		9/27/2006		450,000	No	No		

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
7/26/2018	Measured	DGM	D Mann
3/15/2018	Mail Update	EMK	Ellen K
3/22/2007	External Ins	BR	B Rossignol

Sign: VERIFICATION OF VISIT NOT DATA ___/___/___

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
102	Condo		0		Sq. Ft.	Site		0	0.	0.00	7853													G8	1.		

Total AC/HA:	0.00000	Total SF/SM:	0	Parcel LUC:	102	Condo	Prime NB Desc	CND	Total:	Spl Credit	Total:

EXTERIOR INFORMATION

Type:	99 - Condo Conv
Sty Ht:	2A - 2 Sty +Attic
(Liv) Units:	1 Total: 1
Foundation:	2 - Conc. Block
Frame:	1 - Wood
Prime Wall:	1 - Wood Shingle
Sec Wall:	%
Roof Struct:	2 - Hip
Roof Cover:	1 - Asphalt Shgl
Color:	BROWN
View / Desir:	

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1923	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G8	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:	%		
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	%		
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	1 - Forced H/Air		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Very Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Very Good
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	1	Rating:	Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	2 - 2nd Floor
% Own:	51.000000000
Name:	

DEPRECIATION

Phys Cond:	VG - Very Good	4.6 %
Functional:		%
Economic:		%
Special:		%
Override:		%
Total:		4.6 %

CALC SUMMARY

Basic $ / SQ:	305.00
Size Adj.:	1.03932142
Const Adj.:	0.99980003
Adj $ / SQ:	316.930
Other Features:	90196
Grade Factor:	1.00
NBHD Inf:	0.89999998
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	850460
Depreciation:	39121
Depreciated Total:	811339

COMMENTS

SINKS IN BMT.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	6	BRs:	2	Baths:	1	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	2	
Totals			
1	6	2	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:	1.00	Before Depr:	285.24
Special Features:	0	Val/Su Net:	300.82
Final Total:	811300	Val/Su SzAd	300.82

SKETCH

UnSketched SubAreas:
GLA: 2697,

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
GLA	Gross Liv Ar	2,697	316.930	854,759

Net Sketched Area:	2,697			Total:	854,759
Size Ad	2697	Gross Area	2697	FinArea	2697

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 012.A-0001-0021.2

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	9X20	A	AV	1923	28.89	T	40	102			3,100			3,100

More:	N	Total Yard Items:	3,100	Total Special Featues:	Total: 3,100

IMAGE

AssessPro Patriot Properties, Inc